The Builder.

NO. LXXXII.

SATURDAY, JUNE 29, 1844.

URSUING the subject of the amended proposed Building-Act, we this week give the result of our consideration of the schedules as they now appear, after having been so materially altered, that indeed as the energy of the measure lies most materially in these schedules, which are now so changed, the Bill makes a near approach to a new one. We recommend to the building interest, and to the members of the legislature who make this matter their especial concern, still to weigh it well in every passage and paragraph, and to consider minutely the former and fresh reports and suggestions which have been made upon the measure by various bodies and competent parties; and when the whole assumes a state satisfactory to the minds of the ablest builders and architects, we then recommend that before the Bill be sent up to the House of Lords, it be placed in the hands of a competent barrister and a competent architect to re-examine and polish the whole; for, after the numerous alterations which have been made in the Bill, it must of necessity contain numerous errors, incongruities, vulnerable places, and oversights, if not palpable contradictions. We still notice in it many errors in grammar, many awkward and doubtful expressions, words spelled in different ways, or taking the plural in a manner against decent usage and in different manners, and many other glaring faults of grammatical construction and orthography.

Now we trust that all who are not by nature mere bores desire that a measure which has engaged such an unusual degree of attention, relative to which an expenditure so great has been gone to, and which is of so much public interest, will be rendered nearly perfect, and as far as so technical a production can be, will be rendered elegant; that its style and orthography may be appealed to as a standard, and not be pointed at as authority for the old confusion in matters of so much importance. We therefore trust we may not be offended by seeing the mis-spelling "chimnies, monies, attornies, breast-summers;" but that they may be written in *all* cases chimneys, moneys, attorneys, breast-summers; that a proper use may be made of the words *to* and *from*, and that the present misplacing of words almost general throughout the Bill may be remedied, so as to vie with the nervous propriety of old unpunctuated English, which, somehow or other, always conveyed its meaning without any doubt, whereas a large portion of modern punctuated English is, from the false position of its words, weak and open to innumerable constructions other than the intended meaning.

We now proceed to the reconsideration of the schedules of the Bill.

SCHEDULE (C). PART I.—The following are now the proposed particulars of the *second class*:—"If a building be built originally as a warehouse, storehouse, granary, brewery, distillery, manufactory, workshop, or STABLE, or be occupied or intended to be occupied as such, or for a similar purpose,—then it is to be deemed to belong to the second or warehouse class;"—in which it will be perceived that the word *stable* is now included.

Rule for ascertaining height.—The following is the original form of this proposal:—

"The height of every building is to be ascertained by measuring from the surface of the first or lowest floor of the building, up to the underside of the ceiling of the topmost story at the highest part thereof, whether such story be within the roof or not:

"And if there be no ceiling made or intended to be made to the topmost story,—then by measuring from the surface of such first or lowest floor of the building up to the underside of any tie-beam, collar beam, or other substitute for a tie-beam to or within the roof of the building, and to the highest part of such roof, and the level of the under-side of such tie-beam, or such substitute for a tie-beam, is in such case to be taken to mean the ceiling of the topmost story."

The following words have been added to obviate the defect pointed out by Mr. Bartholomew: "And if there be no tie-beam, collar-beam, or other substitute for a tie-beam, to or within the roof of any building,—then up to a level three feet below the level of the underside of the ridge piece, or substitute for a ridge-piece, to the roof of such building." But we must repeat that gentleman's observation, to the following effect:—"Any additional depth to which it may be necessary to carry down the walls of a building, in order to arrive at a secure foundation, ought to be clearly excluded from the admeasurement of stories, and if the party-walls and other walls be carried down to different levels, as is sometimes necessary, clear definition ought to be provided for such cases." And that, "The official referees ought to have a discretionary power relative to permitting addition to the thickness of walls; otherwise cases of excessive hardship and vexation will arise."

The mode of rating buildings has been altered as follows:—

SCHEDULE (C.)—PART II.—CONDITIONS for determining the Rates to which Buildings of the First or Dwelling-house Class are to be deemed to belong, and the thickness of the External Walls and of the Party Walls thereof.

In reference to Height.	In reference to Area.	In reference to Stories.	Rate of Building.	Requisite thickness of External Walls of each Rate of the First Class.	Requisite thickness of Party Walls of each Rate of the First Class
1. If the building be in height more than 70 feet, and not more than 85 feet,	If the building cover more than 10 squares, and not more than 14 squares,	If the building contain more than seven stories,	It is to be of the first rate of this class,	And the thickness of the external walls must be, at the least, 21½ inches from the top of the footing up to the under-side of the floor next but two below the topmost floor; and, at the least, 17½ inches from the under-side of the floor next but two below the topmost floor, up to the under-side of the floor next below the topmost floor; and, at the least, 13 inches from the under-side of the floor next below the topmost floor up to the top of the wall.	And the thickness of the party-walls must be, at the least, 21½ inches from the top of the footing up to the under-side of the floor next but two below the topmost floor; and, at the least, 17½ inches from the under-side of the floor next but two below the topmost floor up to the under-side of the floor next below the topmost floor; and, at the least, 13 inches from the under-side of the floor next below the topmost floor up to the top of the wall.
But if it be in height more than 85 feet,	or if it cover more than 14 squares,	or if it contain more than seven stories,	It is to be an extra first rate of this class,	And the thickness of the external walls must be, at the least, 21½ inches from the top of the footing up to the under-side of the floor next but two below the topmost floor; and, at the least, 17½ inches from the under-side of the floor next but two below the topmost floor up to the top of the wall.	And the thickness of the party-walls must be at the least, 21½ inches from the top of the footing up to the under-side of the floor next but two below the topmost floor; and, at the least, 17½ inches from the under-side of the floor next but two below the topmost floor up to the under-side of the topmost floor; and, at the least, 13 inches from the under-side of the topmost floor up to the top of the wall.
2. If more than 52 feet, and not more than 70 feet,	or if it cover more than 10 squares, and not more than 10 squares,	or if it contain six stories,	It is to be of the second rate of this class,	And the thickness of the external walls must be, at the least 17½ inches from the top of the footing up to the under-side of the floor next but one below the topmost floor; and, at the least, 13 inches from the under-side of the floor next but one below the topmost floor up to the top of the wall.	And the thickness of the party-walls must be, at the least, 17½ inches from the top of the footing up to the under-side of the floor next but one below the topmost floor; and, at the least, 13 inches from the under-side of the floor next but one below the topmost floor, up to the top of the wall.
3. If more than 38 feet, and not more than 52 feet,	or if it cover more than 4 squares, and not more than 6 squares,	or if it contain five stories,	It is to be of the third rate of this class,	And the thickness of the external walls must be, at the least, 17½ inches from the top of the footing up to the under-side of the floor next but two below the topmost floor; and, at the least, 13 inches from the under-side of the floor next but two below the topmost floor up to the top of the wall.	And the thickness of the party-walls must be, at the least, 17½ inches from the top of the footing up to the under-side of the floor next but two below the topmost floor; and, at the least, 13 inches from the under-side of the floor next but two below the topmost floor up to the under-side of the topmost floor; and, at the least, 8½ inches from the under-side of the topmost floor up to the top of the wall.
4. If not more than 38 feet,	do not cover more than 4 squares,	not contain more than four stories,	It is to be of the fourth rate of this class,	And the thickness of the external walls must be, at the least, 13 inches from the top of the footing up to under-side of the floor next below the topmost floor; and, at the least, 8½ inches from the under-side of the floor next below the top [illegible] to the top of the wall.	And the thickness of the party-walls must be at the least, 13 inches from the top of the footing up to the under-side of the floor next but one below the topmost floor; and, at the least, 8½ inches from the under-side of the floor next but one below the topmost floor up to the top of the wall.

For a comprehensive guide of [illegible] compression and [illegible] go to [illegible]